



AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ April 11, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Chris Tovar – Chair
Place 3 Ronald Abruzzese – Vice Chair**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: March 28, 2013
4. Presentation of Service Plaque to Exiting Chairman Chris Tovar.
 - 15 minute recess
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

6. Subdivision Case #12-CP-008: Hold a public hearing and consider action on the Kittie Hill Concept Plan for 145.26 acres more or less; WCAD Parcel #R031635; generally located approximately 1,300 feet to the northwest of the intersection of Ronald W. Reagan and Hero Way, Williamson County Texas.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

7. Subdivision Case #12-PP-011: Hold a public hearing and consider action on the Borho Preliminary Plat for 106.00 acres more or less; WCAD Parcel #R031532; located to the east of the intersection of Sam Bass Rd and CR 179; south of Parkside at Mayfield Ranch; northwest of Williamson County Regional Park, Leander, Williamson County Texas.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

8. Subdivision Case 13-FP-001: Hold a public hearing and consider action on the Cold Springs, Section 5 Final Plat for 31.19 acres more or less; WCAD Parcel #R089488; generally located to the southwest of the intersection of E Crystal Falls Pkwy and Grand Lake Parkway; Williamson County, Texas.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

9. Subdivision Case 13-FP-004: Hold a public hearing and consider action on the Sarita Valley, Phase 3 Final Plat for 31.19 acres more or less; WCAD Parcels #R512373, #R512372, #R515439, and #R515436; generally located to the northeast of the intersection of Sarita Drive and Ronald W. Reagan Blvd, more specifically to the northwest of the intersection of Silver Fountain Drive and Wedgescale Pass; Williamson County, Texas.

- a) Staff Presentation

- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

10. Special Use Permit Case #13-SU-001: Hold a public hearing and consider action on a Special Use Permit for a temporary parking lot associated with the model home complex, located at 2233 Grand Lake Parkway; legally described as Lot 9, Block M, Cold Springs Section 1, Leander, Williamson County, Texas. Applicant: Agent Brent Baker (Vice President of Land) on behalf of Pulte (Stephen Teodecki).

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

11. Zoning Case 13-Z-003: Hold a public hearing and consider action on the rezoning of nineteen parcels located at 15900, 15880, 15860, 15840, 15800, 15780, 15750, 15700, 15670, 15860, 15400, Ronald W Reagan Blvd for 77.4790 acres more or less; Parcels #R392170, R392171, R392172, R392173, R392174, R392175, R392176, R392177, R392178, R473458, R485239, R485240, R485241, R485242, R485243, R485244, R485245, R485246, R031552. Currently, a portion of the property is not zoned and upon annexation it will be zoned interim SFR-1-B (Single Family Rural) and the remainder of the property is currently zoned interim SFS-2-B (Single Family Suburban). The property is proposed to be zoned GC-3-B (General Commercial), GC-2-B (General Commercial) LC-2-B (Local Commercial), LO-2-B (Local Office) SFC-2-B, (Single Family Compact), and MF-2-B (Multi-Family); Leander, Williamson County, Texas. Applicant: Peter Verdicchio, on behalf of Joseph Land & Cattle Company, Ltd.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

12. Zoning Case 13-Z-006: Hold a public hearing and consider action on the rezoning of eight parcels located at 10760, 10824, 10850, 10860, & 10870 E. Crystal Falls Parkway for 131.42 acres more or less; Parcels #R031199, R432785, R051457, R432778, R051458, R031205, R031204 and R031206. Currently, the property is zoned interim SFR-1-B (Single Family Rural), interim SFS-2-B (Single-Family Suburban), LI-3-D (Light Industrial). The property is proposed to be zoned GC-3-C (General Commercial), LC-1-C (Local Commercial), SFC-2-B (Single Family Compact), SFU-2-B (Single Family Urban), LC-2-B (Local Commercial), Leander, Williamson County, Texas. Applicant: John Avery, Jr. on behalf of Richard & Linda Davis, CS Leander I, Ltd., David & Mary Brown, Robert & Eva Jean Waley, and Cathy L. Cluck.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

13. Work session to discuss amendments to the Composite Zoning Ordinance including:

- Masonry wall requirements between commercial and resident properties
- Classification of land uses

14. Meeting adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 4th day of April, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Jim Bechtol – Director of Development Services